

SUBURBAN DEVELOPMENT SUBCOMMITTEE RECOMMENDATIONS- CREATING URBAN  
CENTERS IN SUBURBAN LOCATIONS  
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A. Types of Suburban Projects to be Considered as an "Urban Center"

- Greenfield Project- Allow for a future urban center as the surrounding support area is developed to support an urban center.
- In-fill / Redevelopment Project- Allow for an urban center within an existing developed support or trade area.

B. Proposed Criteria to Meet Requirements for an "Urban Center"

- Create a Pedestrian Environment
  - Sidewalks (required)
  - Street trees (required)
  - Pedestrian/ bicycle linkages to surrounding area (required)
  - Street furniture (pedestrian lighting, benches, etc. (required)
  - Building arcades/ canopies (preferred)
- Transit Service (preferred)
- On-Street Parking (preferred)
- Parking Structures -minimum 75% of off street parking requirement (preferred)
- Shared Parking between land uses (preferred)
- Building Height (minimum 2 stories required; 3 + stories preferred)
- "Build-to" building setback lines (preferred)
- Multi-use Buildings- horizontal mixed use (required)
- Mixed-use Buildings- vertical mixed use (preferred)

C. Proposed Chapter 42 Modifications for Approved or Qualified "Urban Center" Projects

- Allow 0' minimum building setback line on **collector and local streets** with a 60' ROW.
- Allow use of an **open space bank** within a subdivision plat, which might contain several "restricted reserves." Require "accessible" open space within a ¼ mile walking distance from all units.
- Allow a reduction in the minimum building line setback for single family residential on local streets from 20' to 10' (as per Urban Area)
- Allow a reduction in lot sizes from 5000 SF to 3500 SF for single family residential (as per Urban Area)